

## Residential Plans Development Review Checklist

*PROVIDE COMPLETED CHECK LIST SIGNED BY PREPARER WITH SUBMITTAL*

Name of Plan: \_\_\_\_\_ Type of Plan: \_\_\_\_\_  
Location: \_\_\_\_\_  
Pre-Submittal Meeting date: \_\_\_\_\_ Attendees: \_\_\_\_\_  
\_\_\_\_\_

Adjacent Homeowners' Associations (HOAs) \_\_\_\_\_  
HOA Meeting Date (strongly encouraged) \_\_\_\_\_  
City contributions/participation: \_\_\_\_\_  
\_\_\_\_\_

HOA Conditions \_\_\_\_\_  
Private Streets \_\_\_\_\_ Screening/Open Space \_\_\_\_\_  
\_\_\_\_\_

Developer's Agreement? Yes \_\_\_ No \_\_\_ Name \_\_\_\_\_  
Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Link to the Comprehensive Zoning Ordinance:  
<http://friscotexas.gov/departments/planningDevelopment/Pages/MostRequestedOrdinances.aspx>

### Article II, Sections 2 & 3

Proposed Residential Type: \_\_\_\_\_  
Private Streets? Yes \_\_\_\_\_ No \_\_\_\_\_ SUP acquired or by PD? \_\_\_\_\_  
For OTR, are the Downtown Architectural Design Standards met? Yes \_\_\_ No \_\_\_\_\_  
Architectural Vernacular \_\_\_\_\_  
Façade Plan and Documentation Pictures Submitted? \_\_\_\_\_

### Article III, Section 2

Setbacks: Front \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_  
Lot Size: Depth \_\_\_\_\_ Width \_\_\_\_\_ Area \_\_\_\_\_  
Building Height/Stories: \_\_\_\_ / \_\_\_\_ (MF/TH) Lot Coverage: \_\_\_\_\_ FAR: \_\_\_\_\_  
Open Space Requirement: \_\_\_\_\_

### Article IV, Section 5

Screening Required: Yes \_\_\_\_\_ No \_\_\_\_\_ Type/Description : \_\_\_\_\_  
\_\_\_\_\_

Grade Changes (Multifamily adjacent to Single Family): Yes \_\_\_\_\_ No \_\_\_\_\_  
If Yes, Please explain and provide resolution for site. \_\_\_\_\_  
\_\_\_\_\_

Other Types (Multifamily Only): Loading Area \_\_\_\_\_ Dumpsters \_\_\_\_\_ Mechanical Equipment \_\_\_\_\_  
Other \_\_\_\_\_

#### Article IV, Section 8

Is this being developed according to Alternative Subdivision Design? \_\_\_\_\_

#### Article IV, Section 9 (Multifamily only)

Is the property adjacent to a major creek? Yes \_\_\_ No \_\_\_

If yes, are requirements for development adjacent to a major creek met? Yes \_\_\_ No \_\_\_

The major creeks in the City of Frisco are defined in the Subdivision Ordinance.

#### Article IV, Section 10

Is a traffic impact analysis required for this development? Yes \_\_\_\_\_ No \_\_\_\_\_

#### Subdivision Regulation Ordinance Requirements

Link to the Subdivision Regulation Ordinance:

<http://friscotexas.gov/departments/planningDevelopment/Pages/MostRequestedOrdinances.aspx>

Park, School, or Public Land Dedication required? \_\_\_\_\_

Streets/ROW Widths: \_\_\_\_\_ Street Tree Option? \_\_\_\_\_

Are you currently meeting curve requirements? Yes \_\_\_\_\_ No \_\_\_\_\_

Are all streets intersecting at 90-degree angles? Yes \_\_\_\_\_ No \_\_\_\_\_

Street alignment/offset requirements met? Yes \_\_\_\_\_ No \_\_\_\_\_

Are all streets and alleys labeled? \_\_\_\_\_ Street names approved? \_\_\_\_\_

Are there private streets within the subdivision? \_\_\_\_\_ Standards met? \_\_\_\_\_

Are all common areas and any private maintenance dedicated to the HOA? \_\_\_\_\_

Is there appropriate access to major thoroughfares and the overall street system?

Is a Fire Lane Easement required/provided? (Town Homes, Multifamily only) \_\_\_\_\_

Are requirements for street lengths met? \_\_\_\_\_

Are all lots buildable? \_\_\_ Are any lots facing or fronting on major streets? \_\_\_\_\_

Are all lots meeting frontage requirements? \_\_\_\_\_

Each Block labeled? \_\_\_\_\_ Lots numbered consecutively? \_\_\_\_\_

Distance requirements met for lots facing a street intersecting a thoroughfare or fronting on a collector street? \_\_\_\_\_

Do any blocks exceed 1,200 feet in length? \_\_\_\_\_ Two tiers of lots per block? \_\_\_\_\_

All front building lines and side building lines adjacent to alleys/streets labeled? \_\_\_\_\_

Is a lot detail provided for each lot type within the subdivision? \_\_\_\_\_

Has the City Engineer waived alleys? \_\_\_\_\_

Are all easements labeled? \_\_\_\_\_

Is there floodplain on the site? \_\_\_\_\_ 100-Year Floodplain delineated on plat? \_\_\_\_\_

Is access provided to the floodplain? \_\_\_ FFE provided for adjacent lots? \_\_\_\_\_

Are criteria for residential development along major creeks being met? \_\_\_\_\_

Are wetland delineation, habitat study, and vegetative study included with plat? \_\_\_\_\_

Is minimum ROW 50 feet on streets adjacent to 100-year floodplain? \_\_\_\_\_

Is the hike-and-bike trail delineated according to the Hike & Bike Trail Master Plan? \_\_\_\_\_

Are parks easy to access and open to public view? \_\_\_\_\_

What thoroughfare screening option is being applied to the subdivision? \_\_\_\_\_

Are screening details and landscape plans provided? \_\_\_\_\_

Are screening, landscape detail, and wall maintenance easements clearly delineated? \_\_\_\_\_

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I hereby certify that all of the above requirements have been met in the plans submitted.

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Signature of Developer/Owner/Applicant/Representative for project

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Phone

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Fax

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E-mail Address